

DB2803-P235

DEED

094068

This Deed is made on

9/15/97

BETWEEN FLORENCE SCHAAL, widow

whose post office address is

863 WHITMAN DRIVE, TURNERSVILLE, NEW JERSEY 08012

referred to as the Grantor,

AND ANTHONY J. NUNNO, SR. AND MARGARET A. NUNNO, H/W
whose post office address is about to be
863 WHITMAN DRIVE, TURNERSVILLE, NEW JERSEY 08012
The words "Grantor" and "Grantee" shall mean all Grantors
and all Grantees listed above.

1. **Transfer of Ownership.** The Grantor grants and conveys
(transfers ownership of) the property (called the
"Property") described below to the Grantee. This transfer
is made for the sum of (\$121,000)
ONE HUNDRED TWENTY-ONE THOUSAND DOLLARS

2. **Tax Map Reference.** (N.J.S.A 46:15-1.1) Municipality
of TOWNSHIP OF WASHINGTON County of GLOUCESTER
Block No. 00260 Lot No. 00001 Account No.
☒ No property tax identification number is available
on the date of this Deed. (Check line if applicable)

3. **Property.** the Property consists of the land and all
the buildings and structures on the land in the TOWNSHIP
of WASHINGTON County of GLOUCESTER and State
of New Jersey The legal description is:

☒ Please see attached Legal Description annexed hereto
and made a part hereof. (Check box if applicable).

BEING THE SAME LAND which became vested in


Prepared by: HARRY D. AMBROSE JR. ESQ.

Consideration : \$ 121000.00 Exempt Code: A

County	State	N.P.R.F	Total
121.00	0.00	0.00	121.00
diane	Date: 09/17/1997		

DB2803-P236

PENNELL LAND SURVEYING

327 Clems Run, Muhka Hill, NJ 08062

(609) 478-4571

Fax (609) 478-0286

LAND DESCRIPTION
SEPTEMBER 10, 1997
COMM. NO. 97-828

ALL that certain part and parcel of land situate, lying and being in the Township of Washington, County of Gloucester, State of New Jersey and being more particularly described as follows:

BEGINNING at a point in the Southeasterly line of Whitman Drive (60' wide), said point being at the Northeastery end of a curve connecting said line of Whitman Drive with the curved Easterly line of Old Stage Coach Road (50' wide); extending thence

- 1) N 74°10'21"E, along said line of Whitman Drive, a distance of 70.00 feet to an Iron Bar found for a corner in the division line between Lots 1 and 2, Block 260 on Plan hereinafter mentioned; thence
- 2) S 15°49'39"E, along said division line, a distance of 126.75 feet to a point for a corner; thence
- 3) S 74°10'21"W, a distance of 101.53 feet (erroneously shown as 102.46 feet on filed plan) to a point for a corner in the curved Easterly line of said Old Stage Coach Road; thence
- 4) Northwardly, along said curved line of Old Stage Coach Road, curving to the left with a radius of 500.00 feet and an arc length of 107.57 feet (erroneously shown as 111.83 feet on filed plan) to a point in the Southwesterly end of a curve; thence
- 5) Northeastwardly, curving to the right with a radius of 20.00 feet and an arc length of 31.42 feet to the Point of Beginning

CONTAINING 11,728.8±S.F.

Being Lot 1, Block 260, Final Plot of Lots, Section 10, Whitman Square, dated February 26, 1967, made by Robertson and Johnson, C.E. and Surveyor, filed September 6, 1967 as Map 3-103.

Being also known as Lot 1, Block 260 as shown on the Township of Washington Tax Map.

The above Description is in accordance with a Survey prepared by Donald C. Pennell, P.L.S. on September 10, 1997.


DONALD C. PENNELL
PROFESSIONAL LAND SURVEYOR
NEW JERSEY LICENSE # 35393

DB2803-P237

Legal Description

ALL THAT CERTAIN tract or parcel of land and premises situate, lying and being in the Township of WASHINGTON, County of GLOUCESTER and State of New Jersey more particularly described as follows:

BEGINNING at a point in the Southeasterly line of Whitman Drive, said point being at the Northeasterly end of a curve connecting the Southerly line of Whitman Drive and the curved Easterly line of a certain 50 foot wide unnamed street and extending; thence

- (1) North 74 degrees 10 minutes 21 seconds East along the Southeasterly line of Whitman Drive, 70 feet to a point in the division line between Lots 1 and 2, Block 260 on plan hereinafter mentioned; thence
- (2) South 15 degrees 49 minutes East along said division line 126.75 feet to a point; thence
- (3) South 74 degrees 10 minutes 21 seconds West, 102.46 feet to a point in the curved Easterly line of said 50 feet wide unnamed street; thence
- (4) Northwardly along same, curving to the left on a radius of 500 feet an arc distance of 111.83 feet to a point being the Southwesterly end of the connecting curve aforesaid; thence
- (5) Northeastwardly along said connecting curve curving to the right on a radius of 20 feet an arc distance of 31.42 feet to a point and place of beginning.

BEING Lot 1, Block 260, Final Plot of Lots, Section 10, Whitman Square, dated February 26, 1967, made by Robertson and Johnson, C.E. and Surveyor, filed September 6, 1962, in Map 3-103.

BEING Lot 1, Block 260, on the tax map of the Township of Washington.

Being the same land and premises that became vested in WILLIAM C. SCHAL and FLORENCE SCHAL, His Wife, by deed from George H. Collins and Sandra L. Collins, His Wife, dated June 7, 1989, recorded June 13, 1989 in Deed Book 1880, Page 177.

DB2803-P238

NC1645 - Affidavit of Consideration
RTF-1 (Rev. 1/1/86)
11/00

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION OR EXEMPTION
(c. 49, P.L. 1968)

ALL-STATE Legal
A Division of ALL-STATE International, Inc.
914-872-0000

PARTIAL EXEMPTION
(c. 49, P.L. 1968)

To be recorded with Deed pursuant to c. 40, P.L. 1976

Consideration: \$ 121,000.00 (N.J.S.A. 40:16-4 et seq.)
Except Code: 1

STATE OF NEW JERSEY

COUNTY OF Plainsboro

County	State	R.P.D.F.	Total
121.00	0.00	0.00	121.00
date	Date: 09/17/1997		

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3, 4 and 5 on reverse side.)

Deponent Sam J. Jozzi, being duly sworn according to law upon his/her oath
(Name)
deposes and says that he/she is the title officer in a deed dated _____
(State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)
transferring real property identified as Block No. 260 Lot No. 1
located at 863 Whitman Dr.
Turnersville, N.J. 08012
(Street Address, Municipality, County) and annexed hereto.

(2) CONSIDERATION (See Instruction #6.)

Deponent states that, with respect to deed hereto annexed, the actual amount of money and the monetary value of any other thing of value constituting the entire compensation paid or to be paid for the transfer of title to the lands, tenements or other realty, including the remaining amount of any prior mortgage to which the transfer is subject or which is to be assumed and agreed to be paid by the grantee and any other lien or encumbrance thereon not paid, satisfied or removed in connection with the transfer of title is \$ 121,000.00

(3) FULL EXEMPTION FROM FEE Deponent claims that this deed transaction is fully exempt from the Realty Transfer Fee imposed by c.49, P.L. 1968, for the following reason(s): Explain in detail. (See Instruction #7.) Mere reference to exemption symbol is not sufficient.

(4) PARTIAL EXEMPTION FROM FEE

NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. (See Instructions #8 and #9.)

Deponent claims that this deed transaction is exempt from the increased portion of the Realty Transfer Fee imposed by c. 176, P. L. 1976 for the following reason(s):

- A) ☒ SENIOR CITIZEN (See Instruction #8.)
☒ Grantor(s) 62 yrs. of age or over.
☒ One or two-family residential premises.
☒ Owned and occupied by grantor(s) at time of sale.
☒ No joint owners other than spouse or other qualified exempt owners.
- B) ☒ BLIND (See Instruction #8.)
☐ Grantor(s) legally blind.
☐ One- or two-family residential premises.
☐ Owned and occupied by grantor(s) at time of sale.
☐ No joint owners other than spouse or other qualified exempt owners.
- ☒ DISABLED (See Instruction #8.)
☐ Grantor(s) permanently and totally disabled.
☐ One or two-family residential premises.
☐ Receiving disability payments.
☐ Owned and occupied by grantor(s) at time of sale.
☐ Not gainfully employed.
☐ No joint owners other than spouse or other qualified exempt owners.

* IN THE CASE OF HUSBAND AND WIFE, ONLY ONE GRANTOR NEED QUALIFY.

- C) ☒ LOW AND MODERATE INCOME HOUSING (See Instruction #8.)
☒ Affordable According to HUD Standards.
☒ Meets Income Requirements of Region.
☐ Reserved for Occupancy.
☐ Subject to Resale Controls.

- D) ☒ NEW CONSTRUCTION (See Instruction #9.)
☐ Entirely new improvement.
☐ Not previously used for any purpose.
☐ Not previously occupied.

Deponent makes this Affidavit to induce the County Clerk or Register of Deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of c. 40, P.L. 1968.

Subscribed and sworn to before me
this 18th day of Sept 1997

Name of Deponent (sign above line)

Name of Grantee (type above line)

Address of Deponent

Address of Grantee at Time of Sale

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.
Instrument Number _____ County _____
Deed Number _____ Book _____ Page _____
Deed Dated _____ Date Recorded _____

IMPORTANT - BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE HEREOF. This form is prescribed by the Director, Division of Taxation in the Department of the Treasury, as required by law, and may not be altered without the approval of the Director.
ORIGINAL - To be retained by County.
DUPLICATE - To be forwarded by County to Division of Taxation on partial exemption from fee (N.J.A.C. 18:16-8.12)
TRIPLICATE - Is your file copy.

ORIGINAL AND COPY MUST BE SUBMITTED WITH DEED TO COUNTY RECORDING OFFICER

DB2803-P239

DEED

The street address of the Property is:

863 WHITMAN DRIVE, TURNERSVILLE, NEW JERSEY 08012

4. Promise by Grantor. The Grantor promises that the Grantor has done no act to encumber the Property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the Property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

5. Signatures. The Grantor signs this Deed as of the date at the top of the first page. (Print name below each signature.)

Witnessed By:

Ed Rose

Florence Schaal
FLORENCE SCHAAL
Florence Schaal

STATE OF NEW JERSEY, COUNTY OF
I CERTIFY that on 9/15/97

FLORENCE SCHAAL, widow

personally came before me and stated to my satisfaction that this person (or if more than one, each person):
(a) was the maker of this Deed;
(b) executed this Deed as his or her own act; and,
(c) made this Deed for \$121,000 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)

Joan M. YeZZi
Print name and title below signature

JOAN M. YEZZI
Notary Public of New Jersey

My Commission Expires January 5, 1999

RECORD AND RETURN TO:

24069
SOUTHERN COUNTIES TITLE AGENCY, INC.
BLACK HORSE PIKE & WOODLAWN AVENUE
P.O. BOX 1122
TURNERSVILLE, NJ 08012

DB2803-P240

RECORDED
GLoucester COUNTY

97 26894

97 SEP 17 AM 11:02

Joseph J. Hoffman
COUNTY CLERK

In compliance with the statute I have presented an abstract of the within to the assessor of the taxing district therein mentioned.

JOSEPH J. HOFFMAN
COUNTY CLERK

Consideration : \$ 121.00 Example Code: A

County	State	L.P.R.L.F	Total
121.00	2.00	2.00	125.00

Date: 09/17/1997

24.00
1.00 P

SOUTHERN COUNTIES TITLE AGENCY, INC.
BLACK HORSE PIKE & WOODLAWN AVENUE
P.O. BOX 1122
TURNERSVILLE, NJ 08012

24069